



13 St. Marys Meadow, Ballaugh, Isle Of Man, IM7 5AJ
Offers In Excess Of £419,950



- **Offers Invited: In Excess of £419,950**
- **Kitchen with breakfast bar and ground floor WC with potential to create an additional bathroom**
- **Substantial detached home set within a quiet cul-de-sac location**
- **Three double bedrooms, including principal bedroom with en-suite, and family bathroom**
- **Generous living room with conservatory, plus dining room and separate snug**
- **Off-road parking, integral garage with internal access, and a large rear garden offering excellent potential**



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13 St Mary's Meadow is a substantial detached home offering impressive proportions throughout, quietly positioned within a peaceful cul-de-sac setting. With off-road parking and an integral garage providing internal access, the property delivers both practicality and potential in equal measure.

The ground floor features a generous living room with a conservatory to the rear, creating a bright and versatile space overlooking the garden. A separate dining room and an additional snug offer excellent flexibility for family living, entertaining or home working. The kitchen is fitted with a breakfast bar, providing an informal dining area, while a downstairs WC presents sufficient space to create a further shower room or bathroom if desired.

To the first floor are three well-proportioned double bedrooms, including a spacious principal bedroom with en-suite facilities. A family bathroom serves the remaining bedrooms and completes the accommodation.

Externally, the property enjoys a great-sized rear garden with ample room to create multiple seating, play or entertaining areas, making it ideal for growing families or those who enjoy outdoor living.

Although the home would benefit from modernisation, it represents an excellent opportunity for a buyer seeking generous living space and the chance to personalise a property to their own taste. A fantastic purchase for anyone looking to create a long-term family home in a desirable and tucked-away location.



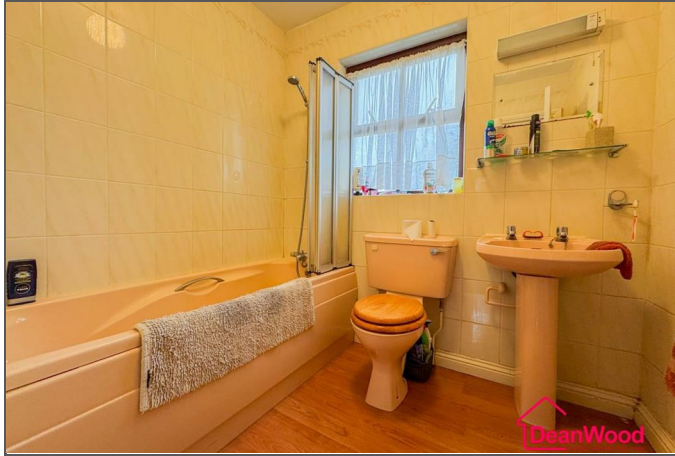


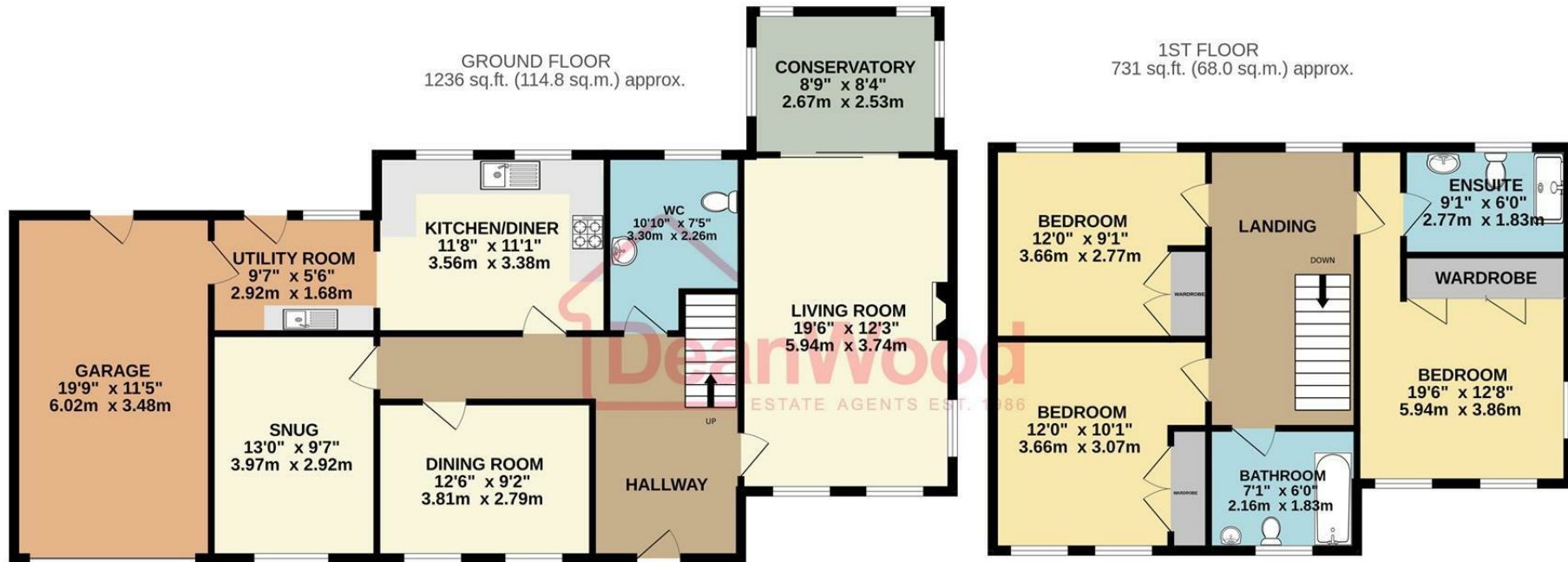












TOTAL FLOOR AREA : 1968 sq.ft. (182.8 sq.m.) approx.

Not to scale-for identification purposes only
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